



PLANNING COMMISSION AGENDA

April 9, 2012

6:00 P.M. CITY HALL

****Due to the large number of cases scheduled for this meeting, a second meeting date has been reserved. Any items that are not able to be heard on April 9th will be heard on April 23, 2012. The meeting will be held at 6:00 PM at City Hall****

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **April 6, 2012** Preplanning Commission Meeting Minutes
Approval of the **March 12, 2012** Planning Commission Meeting Minutes
Approval of the **March 19, 2012** Planning Commission Workshop Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. MISCELLANEOUS:

A. 2012 Capital Improvement Program (CIP)

The Planning and Engineering Departments are seeking recommendations from the Planning Commission to the Mayor and Board of Aldermen on the 2013-2018 CIP. **(Kershner)**

VI. OLD BUSINESS:

B. Frederick Municipal Airport- Automatic Dependent Surveillance – Broadcast (ADS-B)

The Planning Department is seeking recommendations regarding the construction of an 80' antenna tower at the Frederick Municipal Airport in accordance with Section 852 of the Land Management Code (LMC). (NAC #12)(T. Davis)

C. Golden Mile Small Area Plan

Update and discussion on the Golden Mile Small Area Plan. (M. Davis)

VII. NEW BUSINESS:

D. PC11-808FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, State Farm

The Applicant is requesting approval of a forest conservation plan for onsite plantings associated with the expansion of the existing parking facility at 1 State Farm Drive. (NAC #4) (Love)

E. PC12-128FSI, Final Site Plan, Whittier PND, Section 10

The Applicant is requesting approval for revisions to the previously approved final site plan for Section 10 of the Whittier Planned Neighborhood Development (PND) for 70 multifamily dwelling units. (NAC #1)(Mark)

F. PC12-110ZTA, Text Amendment, Nursing/Domiciliary Care Facilities

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 404, Table 404-1, the *Use Matrix*, and Section 841 *Nursing Home/Domiciliary Care/Adult Living Facility*, of the Land Management Code (LMC), in order to establish nursing homes/domiciliary care/adult living facilities as a conditional use in the MO zoning district. (Dunn)

G. PC12-121ZTA, Text Amendment, Airport Overlay Filing Requirements

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 419, *Airport Overlay District*, Section 864, *Sign Regulations*, and Section 866, *Telecommunications Facilities*, of the Land Management Code (LMC) to address the filing requirements for development in the Airport Overlay district. (Davis/Dunn)

H. PC12-145ZTA, Text Amendment, Historic Preservation Overlay

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 423, *Historic Preservation Overlay*, and

Section 1002, *Definitions*, of the Land Management Code to clarify existing language and to incorporate expiration provisions. (**Mroszczyk Murphy/Dunn**)

I. Comprehensive Rezoning

The Planning Department is requesting recommendations from the Planning Commission to the Mayor and Board of Aldermen on proposed zoning map amendments as follows (**M. Davis**):

PC12-158ZMA – 7912 Opossumtown Pike – from IST to R8

PC12-159ZMA – 7916 Opossumtown Pike – from IST to R8

PC12-160ZMA – 7419 Hayward Road – from IST to PB

PC12-161ZMA – 7630 Hayward Road – from IST to M1

PC12-162ZMA – 7516 Hayward Road – from IST to M1

PC12-163ZMA – 7518A North Market Street – from RC to GC

PC12-164ZMA – 199 Baughman's Lane – from R4 to R12

PC12-165ZMA – 1301 West Patrick Street – from MU1 to GC

PC12-166ZMA – 607 Rosemont Avenue – to place the IST on property

PC12-167ZMA – 356 Park Avenue – from DBO to R8

PC12-168ZMA – 512 Elm Street – from DBO to R8

PC12-169ZMA – 1705 Rosemont Avenue – from NC to RO

PC12-170ZMA – 1707 Rosemont Avenue – from NC to RO

PC12-171ZMA – 1000-1010 West 7th Street – from R6 to RO

PC12-172ZMA – 1606 North Market Street –rezone rear of property from R6 to R16

PC12-173ZMA – 1705 North Market Street – from NC to M1

PC12-175ZMA – 104 West 9th Street – from R8 to RO

PC12-176ZMA – 317 South Jefferson Street – from PB to NC

PC12-177ZMA – 214 Broadway – from DR to GC

PC12-178ZMA – 320 South Jefferson Street – from PB to NC

PC12-179ZMA – 13 East 2nd Street – from DBO to DB

PC12-180ZMA – 115 East Church Street – from IST to DB

PC12-181ZMA – 117 East Church Street – from IST to DB

PC12-182ZMA – 184 East South Street – from M2 to MU1

PC12-183ZMA – 18 East Second Street – from DBO to DB

PC12-184ZMA – Baughman's Lane (next to Independence Fire Company) – from R4 to R12

PC12-185ZMA – North Market Street/Hope VI Project Area – to remove the HPO zone

This is the first of two public hearings by the Planning Commission for the comprehensive rezonings.

Approved for release by _____ on _____

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.